

09/27/05



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 08/09/05

Project No.: 107 - PA - 2005

Coordinator: Mac Cummins

Case No.: 82 - DR - 2005

Project Name: T-Mobile PH10919

Project Location: 8250 E Rose Lane, Scottsdale AZ 85250

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: R1-7 Proposed Zoning: R1-7

Number of Buildings: 1 Parcel Size: 96,268 sq ft

Gross Floor Area/Total Units: Existing Bldg / 1 Unit Floor Area Ratio/Density: Land Ratio: 160

Parking Required: Existing Parking Parking Provided: Existing Parking

Setbacks: N - 170+/- ft S - 235+/- ft E - 140+/- ft W - 105+/- ft

Description of Request:

Purpose of Request

T-Mobile USA, Inc. is currently expanding its coverage areas, and is requesting the approval of at WCF at 8250 E. Rose Lane due to Customer Demand. The location of a WCF in this area will provide residents, visitors, and businesses with high quality, reliable wireless communication for personal, business, and Emergency Services.

Existing Conditions

The existing zoning for the subject parcel is R1-7 according to Maricopa County's GIS Mapping, adjacent zoning is R1-7 to the North, R1-7 to the West, R1-7 to the East, and R-4 to the South.

Proposed Wireless Communications Facility

In order to improve coverage and signal strength in this area, T-Mobile is proposing concealing antennas within a "Stealth Cupola" to be located on the rear rooftop of the B&G club building. This design is illustrated in the accompanying plans, and photo simulation. This "sectored" design would allow T-Mobile to achieve the desired 360 degrees of coverage from the site.

The equipment cabinets associated with the site will also be located in the rear of the B&G Club property, concealed by a CMU block wall to match existing building.

The proposed site would also require power, telco, and coaxial cables. The conduits carrying both the telco and power to the equipment cabinets will be buried. The coaxial cables carrying the radio signals from the equipment cabinets concealed and out of sight. The proposed wireless communication facility will not require any water, wastewater, or solid waste services.

One vehicle will access the wireless communication facility approximately once or twice a month. This vehicle will use the existing access to the site.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

T-Mobile
 10000 N. 10th Avenue, Suite 100
 Scottsdale, AZ 85258
 Phone: (480) 344-3000 FAX: (480) 344-3002
 Email: tmobile@tmobile.com

young design corp
 10245 E. McDowell Road, Suite 100
 Scottsdale, AZ 85258
 Phone: (480) 344-3000 FAX: (480) 344-3002
 Email: ydesign@youngdesigncorp.com



NO.	DATE	DESCRIPTION
1	09/27/05	PRELIM. DRAFT
2	10/01/05	FINAL

10919D
 BOYS & GIRLS CLUB
 ROSE LANE
 8250 E. ROSE LANE
 SCOTTSDALE, AZ 85260

PROJECT SITE PLAN

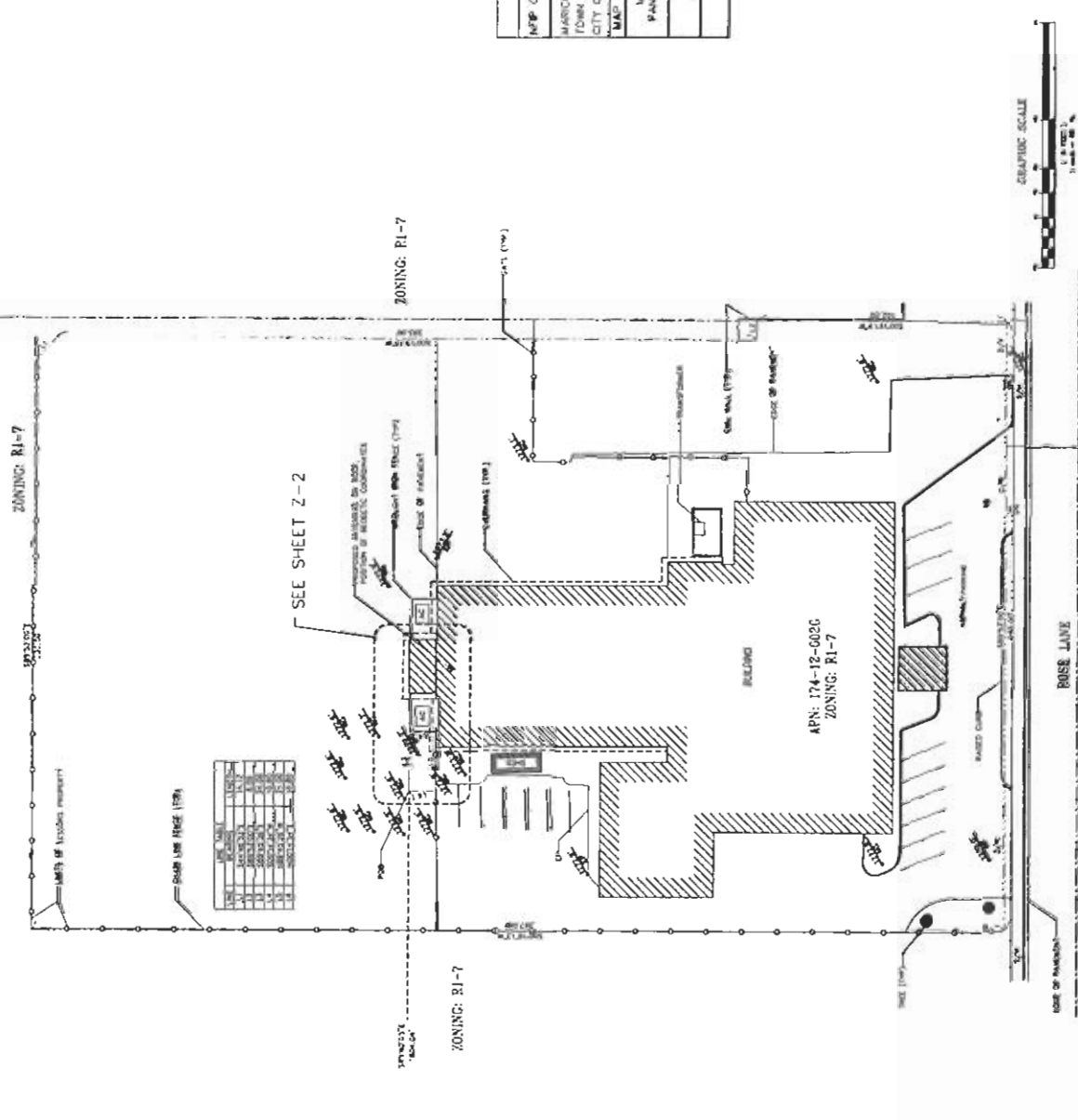
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Q.S.:
 Z1

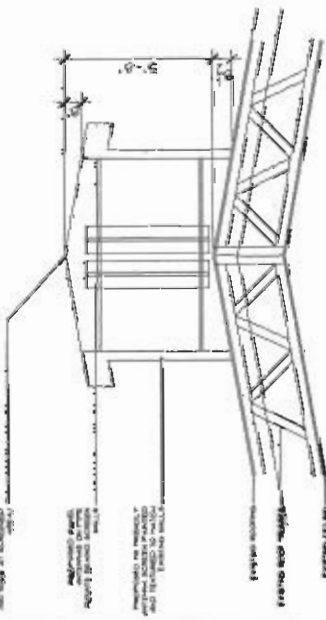
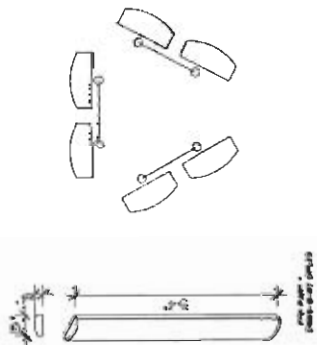
GENERAL NOTES:

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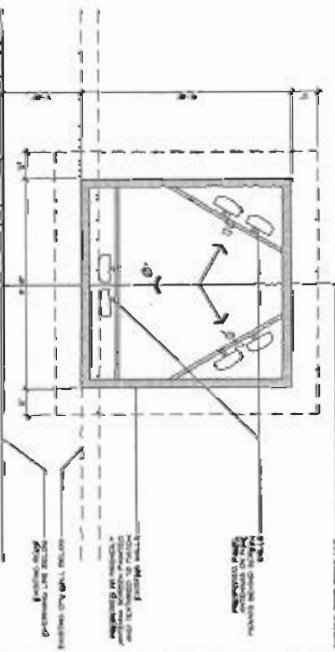
FEMA INFORMATION	
NFB COMMUNITY NAME & NUMBER	COUNTY: MARICOPA
MARICOPA COUNTY #0037	STATE: AZ
TOWN OF PARADISE VALLEY #0408	
CITY OF SCOTTSDALE #045012	
MAP AND PANEL NUMBER	SUBITE
MAP 04030301005	6
PANEL 1895 OF 4350	JULY 18, 2008
(1,000	BASE FLOOD ELEVATION(S)
ZONE(S)	(ZONE AD. USE DEPTH OF FLOODING)
X	NOT APPLICABLE



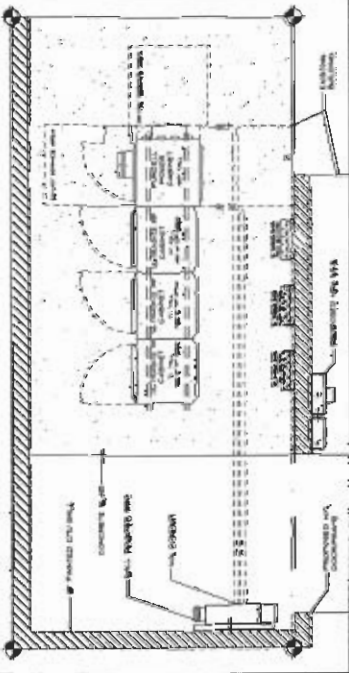
SITE PLAN



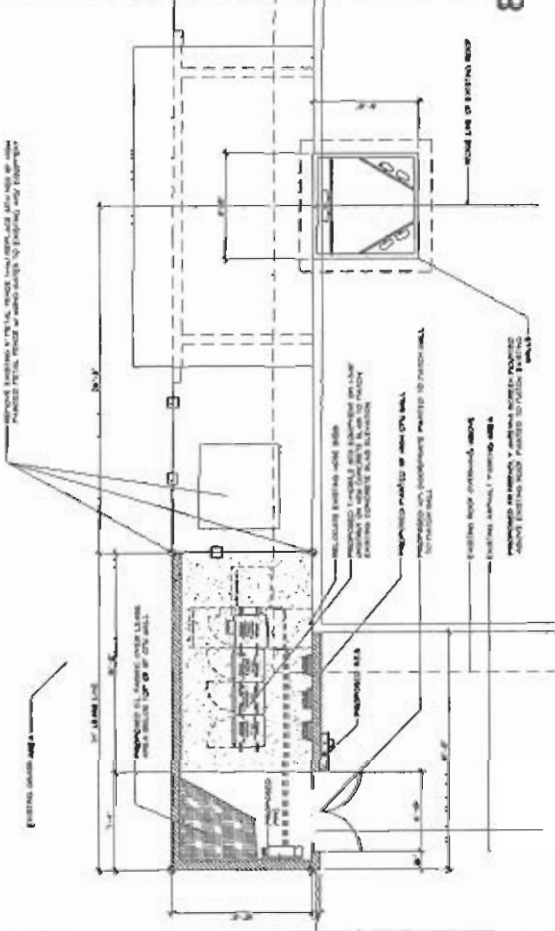
ANTENNA SCREEN SECTION



ANTENNA SCREEN PLAN



EQUIPMENT LAYOUT



ENLARGED PLAN

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KIVA Q.S.

Z

ENLARGED SITE PLAN

PARTIAL CROSS SECTIONS



Before



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After

8250 E ROSE LANE, SCOTTSDALE AZ85250
APN:174-12-002-G



View of Site from South (Entrance to B&G Club)

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View of Site from North